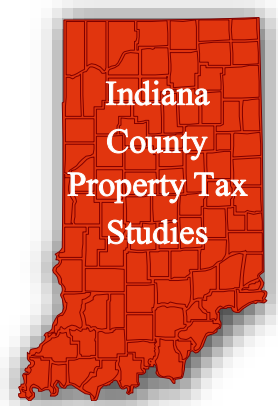


2013 Parke County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Parke County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Parke County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	3.3%	\$10,139,327	\$749,356,709	0.2%
Change		1.8%	-0.8%	
2012	-4.6%	\$9,959,698	\$755,309,362	0.3%

Comparable Homestead Property Tax Changes in Parke County

The total tax bill for all taxpayers in Parke County increased by 3.3% in 2013. The main reason was a 1.8% increase in the total property tax levy. In this reassessment year, certified net assessed value fell by 0.8%. Parke County tax rates are so low, and its local property tax credits are so high, that few taxpayers qualify for tax cap credits. Credits as a share of the levy fell from 0.3% in 2012 to 0.2% in 2013.

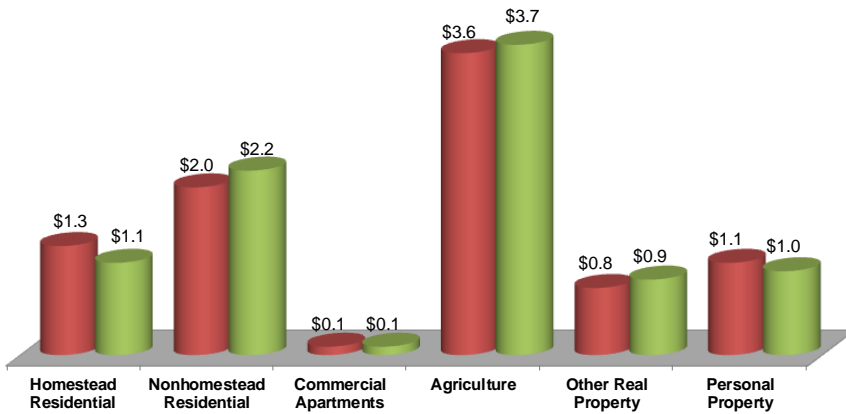
Parke County homeowners experienced a large 12.1% decrease in property tax bills in 2013. This was due to a large increase in local property tax credits and a drop in homestead net assessed value. These changes easily offset an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,705	37.5%
No Change	411	9.0%
Lower Tax Bill	2,436	53.5%
Average Change in Tax Bill	-12.1%	
Detailed Change in Tax Bill		
20% or More	823	18.1%
10% to 19%	318	7.0%
1% to 9%	564	12.4%
-1% to 1%	411	9.0%
-1% to -9%	395	8.7%
-10% to -19%	430	9.4%
-20% or More	1,611	35.4%
Total	4,552	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$8.9 ■ 2013 - Total \$9.0



In Parke County most net property taxes were paid by agriculture and nonhomestead residential (small rentals and second homes) property owners in 2013. Total net property taxes increased 3.3%, more than the average 2.1% increase statewide. Commercial apartments saw the biggest percentage increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in 11 of 20 Parke County tax districts in 2013. The average tax rate rose by 2.6%, because of a small levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Parke County increased by 1.8%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Parke County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$406,347,569	\$384,833,763	-5.3%	\$145,152,439	\$134,889,754	-7.1%
Other Residential	158,259,000	167,025,800	5.5%	157,123,080	165,570,255	5.4%
Ag Business/Land	309,861,400	332,335,000	7.3%	305,889,796	328,097,900	7.3%
Business Real/Personal	178,017,239	167,241,554	-6.1%	149,884,003	145,537,610	-2.9%
Total	\$1,052,485,208	\$1,051,436,117	-0.1%	\$758,049,318	\$774,095,519	2.1%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Parke County's total billed net assessed value increased by 2.1% in 2013. Increases in agricultural assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$4,910	\$1,204	-\$3,706	-75.5%
2%	11,449	3,103	-8,346	-72.9%
3%	0	0	0	0.0%
Elderly	16,086	13,300	-2,786	-17.3%
Total	\$32,445	\$17,607	-\$14,838	-45.7%
% of Levy	0.3%	0.2%		

Total tax cap credits in Parke County were \$17,607, which was only 0.2% of the levy. This was one of the smallest percentages in Indiana, much less than the state average of 10.9% and the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Parke

County's average tax rate was much less than the median rate statewide, and the county also provides substantial property tax credits funded by local income taxes. Most of the tax cap credits in Parke County were in the elderly category, which limits homestead property tax increases to 2% per year for some homeowners 65 years of age or older. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Parke County decreased \$14,838 between 2012 and 2013. Credits as a share of the total levy fell to 0.2% in 2013 from 0.3% in 2012.

Parke County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	10,155,226	10,704,050	10,257,445	9,959,698	10,139,327	5.4%	-4.2%	-2.9%	1.8%
Parke County	2,955,925	2,924,104	2,924,993	2,927,579	2,860,294	-1.1%	0.0%	0.1%	-2.3%
Adams Township	110,857	103,910	65,890	64,954	66,428	-6.3%	-36.6%	-1.4%	2.3%
Florida Township	98,952	107,647	70,441	69,867	51,822	8.8%	-34.6%	-0.8%	-25.8%
Greene Township	10,055	9,890	9,403	9,767	9,584	-1.6%	-4.9%	3.9%	-1.9%
Howard Township	5,375	5,352	5,264	5,296	5,182	-0.4%	-1.6%	0.6%	-2.2%
Jackson Township	18,230	36,965	17,985	17,031	17,734	102.8%	-51.3%	-5.3%	4.1%
Liberty Township	13,614	13,480	13,293	13,350	13,060	-1.0%	-1.4%	0.4%	-2.2%
Penn Township	16,018	15,940	13,911	13,811	11,536	-0.5%	-12.7%	-0.7%	-16.5%
Raccoon Township	32,454	32,093	31,633	31,738	31,057	-1.1%	-1.4%	0.3%	-2.1%
Reserve Township	23,296	23,144	21,379	21,380	19,100	-0.7%	-7.6%	0.0%	-10.7%
Sugar Creek Township	11,825	11,081	10,266	7,801	3,312	-6.3%	-7.4%	-24.0%	-57.5%
Union Township	80,765	110,657	117,333	78,060	93,099	37.0%	6.0%	-33.5%	19.3%
Wabash Township	19,225	19,012	17,406	18,834	18,363	-1.1%	-8.4%	8.2%	-2.5%
Washington Township	20,098	20,416	21,113	17,359	20,736	1.6%	3.4%	-17.8%	19.5%
Bloomington Civil Town	22,066	21,928	21,600	17,626	21,427	-0.6%	-1.5%	-18.4%	21.6%
Marshall Civil Town	21,335	21,291	20,966	19,858	20,648	-0.2%	-1.5%	-5.3%	4.0%
Montezuma Civil Town	99,517	97,151	95,767	96,039	93,983	-2.4%	-1.4%	0.3%	-2.1%
Rockville Civil Town	428,024	425,997	419,425	313,518	413,427	-0.5%	-1.5%	-25.3%	31.9%
Rosedale Civil Town	60,894	58,901	52,126	50,153	51,345	-3.3%	-11.5%	-3.8%	2.4%
Mecca Civil Town	4,934	4,934	4,909	4,908	4,849	0.0%	-0.5%	0.0%	-1.2%
Clay Community School Corp	523,002	515,139	535,309	664,725	596,314	-1.5%	3.9%	24.2%	-10.3%
Southwest Parke Community School Corp	2,009,756	2,246,808	2,127,786	1,986,294	1,395,019	11.8%	-5.3%	-6.6%	-29.8%
Rockville Community School Corp	1,958,692	2,127,729	1,978,138	1,840,264	0	8.6%	-7.0%	-7.0%	-100.0%
Turkey Run Community School Corp	1,393,470	1,533,804	1,447,773	1,464,776	0	10.1%	-5.6%	1.2%	-100.0%
North Central Parke Comm School Corp	0	0	0	0	4,110,889				
Montezuma Public Library	33,325	32,851	32,371	32,496	31,810	-1.4%	-1.5%	0.4%	-2.1%
Rockville Public Library	183,522	183,826	180,965	172,214	178,309	0.2%	-1.6%	-4.8%	3.5%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0				
Raccoon Creek Fire Protection District	0	0	0	0	0				

Parke County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates				LOIT Residential	LOIT Homestead	Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead			
61001	Adams Township	1.5364	6.6582%	--	14.9561%	--	--	--	--	1.2043
61002	Rockville Town	2.1565	6.6582%	--	60.7243%	--	--	--	--	0.7034
61003	Florida Township	1.1928	6.6582%	--	4.3455%	--	--	--	--	1.0615
61004	Rosedale Town	1.6811	6.6582%	--	8.5869%	--	--	--	--	1.4248
61005	Greene Township	1.0793	6.6582%	--	89.1192%	--	--	--	--	0.0456
61006	Howard Township	1.0802	6.6582%	--	41.6342%	--	--	--	--	0.5585
61007	Jackson Township	1.3928	6.6582%	--	2.2514%	--	--	--	--	1.2687
61008	Liberty Township	1.0926	6.6582%	--	38.3886%	--	--	--	--	0.6004
61009	Penn Township	1.0979	6.6582%	--	11.2097%	--	--	--	--	0.9017
61010	Bloomington Town	1.4002	6.6582%	--	100.0000%	--	--	--	--	0.0000
61011	Raccoon Township	1.1961	6.6582%	--	12.0838%	--	--	--	--	0.9719
61012	Reserve Township	1.2391	6.6582%	--	99.0889%	--	--	--	--	0.0000
61013	Montezuma Town-Reserve Township	1.9885	6.6582%	--	13.0817%	--	--	--	--	1.5960
61014	Sugar Creek Township	1.0773	6.6582%	--	18.6672%	--	--	--	--	0.8045
61015	Union Township	1.4091	6.6582%	--	49.9254%	--	--	--	--	0.6118
61016	Wabash Township	1.1885	6.6582%	--	48.6546%	--	--	--	--	0.5311
61017	Montezuma Town-Wabash Township	1.9787	6.6582%	--	100.0000%	--	--	--	--	0.0000
61018	Mecca Town	1.3192	6.6582%	--	0.0623%	--	--	--	--	1.2305
61019	Washington Township	1.0950	6.6582%	--	100.0000%	--	--	--	--	0.0000
61021	Marshall Town	1.3899	6.6582%	--	59.0906%	--	--	--	--	0.4761

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Parke County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	1,204	3,075	0	13,300	17,579	10,139,327	0.2%
<i>TIF Total</i>	0	28	0	0	28	290,761	0.0%
<i>County Total</i>	1,204	3,103	0	13,300	17,607	10,430,088	0.2%
Parke County	260	544	0	3,233	4,037	2,860,294	0.1%
Adams Township	0	25	0	76	101	66,428	0.2%
Florida Township	8	0	0	25	34	51,822	0.1%
Greene Township	0	0	0	0	0	9,584	0.0%
Howard Township	0	0	0	4	4	5,182	0.1%
Jackson Township	0	0	0	50	50	17,734	0.3%
Liberty Township	0	0	0	6	6	13,060	0.0%
Penn Township	0	0	0	23	23	11,536	0.2%
Raccoon Township	0	0	0	53	53	31,057	0.2%
Reserve Township	6	0	0	11	18	19,100	0.1%
Sugar Creek Township	0	0	0	3	3	3,312	0.1%
Union Township	0	0	0	86	86	93,099	0.1%
Wabash Township	0	0	0	1	1	18,363	0.0%
Washington Township	0	0	0	1	1	20,736	0.0%
Bloomington Civil Town	0	0	0	0	0	21,427	0.0%
Marshall Civil Town	0	0	0	24	24	20,648	0.1%
Montezuma Civil Town	226	0	0	409	635	93,983	0.7%
Rockville Civil Town	0	962	0	1,387	2,349	413,427	0.6%
Rosedale Civil Town	177	0	0	124	300	51,345	0.6%
Mecca Civil Town	5	0	0	12	16	4,849	0.3%
Clay Community School Corp	0	0	0	1,674	1,674	596,314	0.3%
Southwest Parke Community School Corp	502	0	0	1,317	1,819	1,395,019	0.1%
North Central Parke Comm School Corp	0	1,359	0	4,410	5,769	4,110,889	0.1%
Montezuma Public Library	20	0	0	37	58	31,810	0.2%
Rockville Public Library	0	184	0	336	520	178,309	0.3%
West Central Indiana Solid Waste Mgmt	0	0	0	0	0	0	
Raccoon Creek Fire Protection District	0	0	0	0	0	0	
TIF - Adams	0	0	0	0	0	0	
TIF - Rockville	0	28	0	0	28	165,782	0.0%
TIF - Reserve	0	0	0	0	0	48,794	0.0%
TIF - Union	0	0	0	0	0	24,751	0.0%
TIF - Wabash	0	0	0	0	0	30,626	0.0%
TIF - Washington	0	0	0	0	0	20,808	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.